Rezoning Petition No. 2021-023

Carolinas Properties, LLC Petitioner

Community Meeting

February 25, 2021



Charlotte: Research Triangle: Rock Hill robinsonbradshaw.com

Rezoning Team

- Justin Roath, Development Partner
- Brian Smith, Urban Design Partners
- Kyle Delker, Miller Architecture
- John Carmichael, Robinson, Bradshaw & Hinson



Current Rezoning Schedule

Public Hearing: Monday, April 19, 2021 at

5:00 PM at the Charlotte-Mecklenburg

Government Center

Zoning Committee: Tuesday, May 4, 2021 at

5:30 PM at the Charlotte-Mecklenburg

Government Center

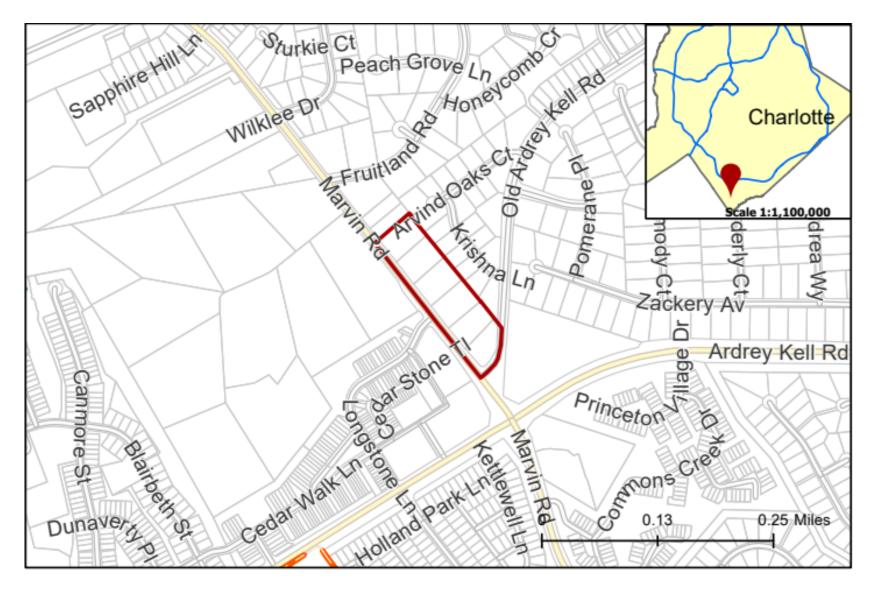
City Council Decision: Monday, May 17, 2021 at

5:00 PM at the Charlotte-Mecklenburg

Government Center



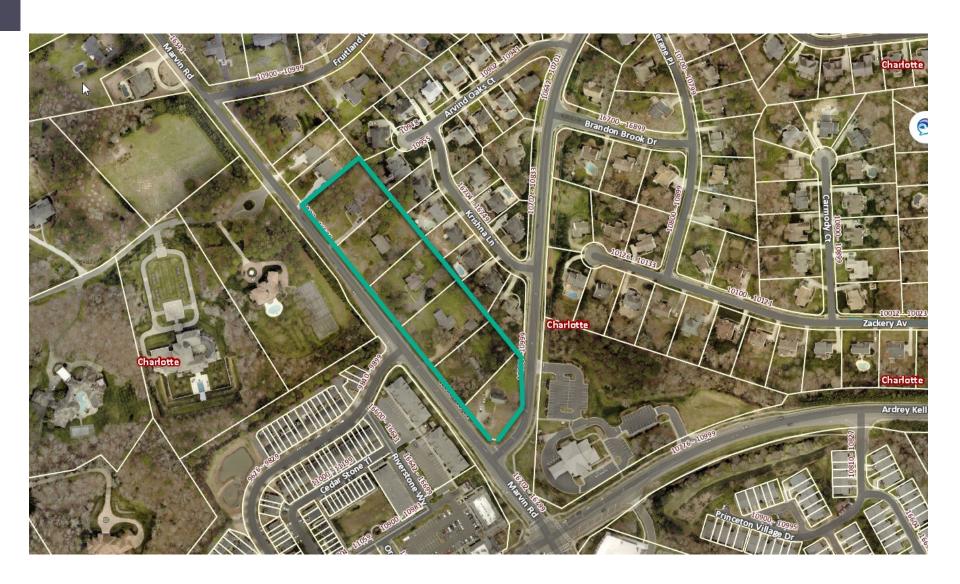
Site – 4.81 Acres



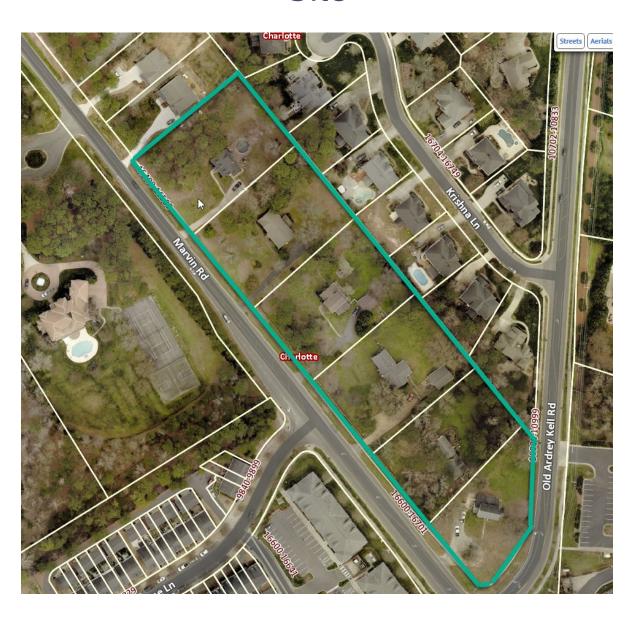
Site



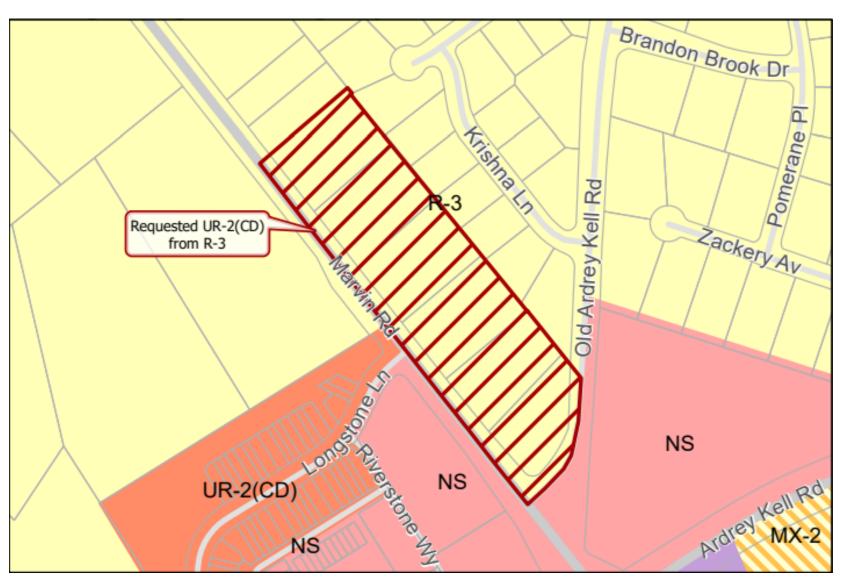
Site



Site



Current Zoning of the Site and Surrounding Parcels



Rezoning Request

Requesting that the site be rezoned from the R-3 zoning district to the UR-2 (CD) zoning district to accommodate the development of a residential community on the site that would contain up to 53 single family attached dwelling units

Site Plan

DEVELOPMENT STANDARDS

- General Provisions
- These Development Blandards form a part of the Reconling Plan associated with the Reconling Pletflon f ed by Carolinas Proceilles. I LC (five "Perillinon") in accommodate the development of that agrees many 4.661 acres sale located in the seast side of Marine Road shock on Particles (Fold Read, which loss in some practically decided on the Necoling Plan (the "State"). In a State is occurring the Commodated of the Necoling Plan (the "State"). In a State is consisted of the Necoling Plan (the "State"). In State is consisted of the Necoling Plan (the "State"). In a State is consisted of the Necoling Plan (the "State").
- The development and use of the Site will be governed by the Rezerting Plan, these Development Standards and the applicable provisions or the City of Charlotte Zorling Ordinance (the "Ordinance").
- Unless the Recrosing Plan or those Development Standards establish more stringest standards, the regulations
 established under the Ordinance for the UR-2 spring district shall govern the development and use of the Site.
- case on ordinate risk undersition of the IUM-original state also govern to operation at male on the other.

 The development depended in the Recentry Plans is schement, in state and infliend or depit the general analysisment of uses and improvements on the Site. Accordingly, the configurations, placements and states of the building solutions as well as the instrum undersities displacements and prairing mass depicted on the Recentry Plans are schement in nature and subject to the fermior of these Development Standards and the Chitanson, are subject to minor a terratoria or modifications during the delays development and or states the configuration of the state o
- Future amondments in the Recording Plan and/or these Development Standards may be applied for by the then cover or owners of this Stor in coordance with the provisions of Chapter 6 of the Ordinance. Alteretions to the Recording Plan are subject to Section 2.07 of the Coldmance.
- B. Permitted Uses-Development Limitations
- The Site may be devoted only to a residential community containing a maximum of 53 single family attached dwelling units and to any incidental and accessory uses relating thereto that are a lowed in the UR-2 zoning district.
- C. <u>Transportation</u> Vehicular access to the Site shall be as generally depicted on the Recoring Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final as learned constitution plans and to any adjustments required for approval by the Charlotte Department of Transposition and or the Right.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
 The internal sidewalks may meander to save existing trees.
- 2 As depicted on the Rezanting Plan, the Site will be served by internal crivate drivestalleys. Minor adjustments to the locations of the internal private drivestalleys shall be allowed during the construction permitting process.

- D. Architectural Standards
- The architectural standards set not below shall apply in each single family attached dwelling unitibuliting constructed on the Site.
- (a) If he maximum height of any building constructed on the Site shall be 40-feet as measured under the Ordinance.
- (b) The privary enter or building materials for the single family attached denting units constructed on the Site will be a combination of portions of the following: brick veneer or similar mesonry products, stone, manufactured atone, studio and certaintious string.
- (c) Viny. FIFS or mascrite very not be used as an exterior building material on any single family attached two ling unit constructed on the Site. Notwithstanding the foregoing, viny may be utilized on windows, doors, garage doors, soffits,
- frim and railings.
- (d) The actual sizes of the single family attached diverling units/lots may vary from the sizes depicted on the Rezoning Plan
- (c) Each single family attached dwelling unit constructed on the Site shall have a garage. (f) The single family attached dwelling units located in Building 3, Building 3, Building 6, Building 5 and Building 6 shall front Marvin Road, and these single family attached dwelling units shall be alley/rear loaded.
- (g) If pilested notes are provided, the front of the node shall be symmetrically along the less than 0.12. The rear of the node and roots for any provises, covered stops, attached sheds and dominers may be no less than 2.12. Additionally, a flut nod articles call style risky be employed.
- (h) The finished floor elevation of each single family attached dwelling unit located within 15 feet of a public sidewalk shall be a minimum of 12 triches above the average sidewalk grade of the public sidewalk.
- (i) Each strip of the interpretation of the entire of t
- (i) All corrections units that face a public or private street shall have a perch or stope that wraps a cortion of the front and sale of the unit or provide blank wall provisions that find the maximum blank wall expanse to 15 feet on each level of the dwelling unit.
- (k) The first elevation of each single family attached dwelling unit shall have windows or other architectural details that limit the maximum blank well expanse to 15 feet on each lovel of the single family attached dwelling unit.
- (i) Walkways shall be provided to connect all residential entrances to sidewalks fronting public streets

- E. Streetscape and Landscaping
- A minimum 8 foot wide planning strip and a minimum 9 foot wide sidewalk shall be installed along the Stafs frontages on Markin Node and Cid Arthey Kell Road as generally depoted on the Nezzoning Plan. The sidewalks may be located in a sidewalk all by reasteriers.
- 2. A minimum 20-bod vide tree seve and landscaped error shall be established allong the Slat's eastern and northern boundary inter as more particularly discalled on the Neporing Plats. All a minimum, the 20-bod vine free seve are when the 20-bod vine of the 20-bod vine free seve and within the 20-bod vine does seve and endosped seve and not not be now and with unique properties of a Class Custifich the 19-bod control plant and note labelly several plant and several plant and several plant and several plant and several plant control plant control plant and several plant control plant co
- All feedbacking gight op dates installed on the file by Petitions recolating street lights, lower, decorative tighting that may be installed always be installed always and indexedently platform; which allows, staken is an advantage and feedbacking lighting; shall be clayed and shelded and for illumination downwardly directed so that direct I unmaide does not extend past any property in and the Bitt. This requirement real and any byte certainty prevaiding inglight gifts view on the Site.
- The max mum height of any freestanding lighting fabric invalided on the Site by Petitioner, including its base, shall not exceed 21 feet. This requirement shall not early to existing freestanding lighting fatures on the Site.
- G. Environmental Features: Greenway
- 1 The development of the Site will comply with the Charlotte Tree Ordinance
- 2. Petilioner shall comply with the Chartolle City Council approved and adopted Post Construction Stormwater Ordinance
- H. Binding Effect of the Rezoning Documents and Definitions
- this Rezonary Petition is approved a coordinate age possible to the use and development of the Site imposed under horse Development Standards and the Recording Plan vol. in ever amended in his revener criminated under the Ordina bib hiding upon and hards to the cented of Petitions' and the our roll and dubloquent owners of the Site and their respective sources on interest and sessions.
- Throughout these Devergement Standards, the term 'Pretioner' shall be deserted in include the below, devisees, personal roc repetatives, successors in interest and sesigns of Potitioner or the owner or owners of the Site From time to time who may be involved in any future development bereign.

DEVELOPMENT SUMMARY

TAX PARCEL ID #:

223-271-47 223-271-46 223-271-19 223-271-50 223-271-51 223-271-52

4.81 AO EXISTING ZONING R3 PROPOSED ZONING UR-2 (CD)

URBAN DESIGN PARTNERS

Properties Guntaka Carolina I Mukesh (

Homes Rayna

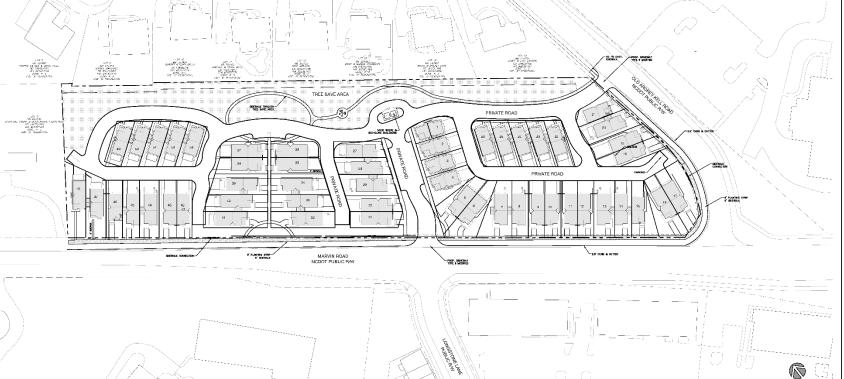
Rezoning |

Plan otte, NC

Project No: 20-067

Date: 01.25.2021 Designed By: ucip Checked By: ucio Sheet No:

GRAPHIC SCALE







Cross Section









Preliminary Conceptual Elevations











